



NOTICE

In accordance with Executive Regulation 4-99AM, Code of Montgomery County Regulations (COMCOR) Section 11B.45.02 (the "Closed School Regulations") section 6.18, Montgomery County, Maryland, is conducting a reuse procedure for the former MacDonald Knolls Elementary School located at 10611 Tenbrook Drive, Silver Spring, Maryland. The facility is currently leased to CHI Centers Inc., formerly known as Centers for the Handicapped, Inc., who has expressed a desire to remain in the building.

Montgomery County is seeking proposals for use of the former MacDonald Knolls Elementary School. The structure is a former 1 story school building originally constructed in the 1950's with a floor area of approximately 28,578 square feet. The building is sited on approximately 8.2 acres of land. The site is located on the east side of Tenbrook Drive between the intersections of Gregory Street and Whitehall Street. Abutting the site to the east are the grounds of the Vestry of the Parish of the Good Shepherd. To the north and west is the Sligo Estates neighborhood. To the south and east of the site is the Oranges Subdivision. If no alternate proposals are received, a new agreement will be executed with the current tenant.

Terms and conditions of any lease will be in compliance with Executive Regulation 4-99AM. Rent will be negotiated based on the merits of the proposal. The tenant will be responsible for all maintenance, upkeep and repair of the building and site, including, but not limited to, code compliance items, roof repair and/or replacement, major systems and building structure. The lease will also contain a termination provision allowing the County to terminate the lease if the facility is needed by Montgomery County Public Schools for public education purposes at any time during the term, with certain provisions being made for reimbursement for Qualified Capital Improvements made by the tenant. The tenant will be required to form a liaison committee to work with the adjacent community on issues of common interest or impact to the community.

The facility is zoned R-60 in Montgomery County, Maryland under the jurisdiction of the Maryland National Capital Park and Planning Commission. The current tenant is a permitted use in residential zones. Any tenant will be expected to fully comply with all requirements of law at every level, including local, State and Federal.

If other parties submit expressions of interest for the facility, the current tenant will be invited to also submit a proposal. The County Executive will select the prospective tenant that he finds will best use the property in the public interest. A lease will be negotiated with that tenant.

If you are interested in submitting a proposal, have any questions, need additional information (including a copy of ER4-99AM), or would like to arrange a tour of the facility, please contact:

Bernard Fitzgerald, Real Estate Specialist
Dept. of General Services
Office of Real Estate
101 Monroe Street, 9th floor
Rockville, Maryland 20850
Phone 240-777-6076 or e-mail

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All expressions of interest must be received, in triplicate, at the above address, no later than 5:00 p.m. on January 21, 2011.